

November 8, 2020

Via email: ggoeschel@eltownhall.com
Gary Goeschel
Director of Planning
Town of East Lyme
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Nottingham Hills Subdivision
Lot Line Revisions to Lot 19 & 21
1 Lot Re-Subdivision Lots 19& 21

Dear Gary:

Please accept this correspondence as a response to the above referenced application's Exhibit PP which is an email from Barbara Johnson.

Attached to this correspondence is an A-2 survey prepared by Gesick & Associates P.C. titled "PROPERTY SURVEY of Land Conveyed to The East Lyme Land Trust, Upper Pattagansett Road and Upper Kensington Drive, East Lyme Connecticut dated June 16, 2020 that identifies both the area being acquired by the East Lyme Land Trust, Inc. (highlighted in blue) and the two lots 19 & 21 that are the subject of the pending application (highlighted in yellow). I have also enclosed a copy of the same A-2 survey without the highlights for the record.

I would hope this clears up any confusion that may exist. As you did for Ms. Johnson, please read this letter aloud during the continued public hearing scheduled for November 10, 2020.

Sincerely,

A handwritten signature in cursive script that reads "Kristen Clarke".

Kristen T. Clarke PE, Manager

cc: Paul Geraghty, Esq., via email pgeraghty@geraghtybonnano.com
Jenn Lindo, via email; jlindo@eltownhall.com

Date: November 9, 2020
To: Gesick & Associates, P.C.
Subject Property: Upper Kensington Dr – Lots 19 & 21, East Lyme

Plan Designed by: Donald Gesick Jr., L.S.
Last Revision Date: 10/19/2020

Plan Date: January 29, 2020
Date Paid:

A revised plan was received by our office on October 20, 2020 (following initial submission in March 2020) for a proposed lot line revision affecting two lots previously approved in the Nottingham Hills subdivision/commission review. Lots 19 & 21 range from 2.45 to 3.12 acres and are to be served by private water and on-site subsurface sewage disposal, in the Town of East Lyme. This proposal is to adjust the lot lines such that each existing parcel will decrease in size, in favor of creating a new, 0.93 acre lot, proposed Lot 23.

The Ledge Light Health District (LLHD) does not issue approvals for Subdivision or Commission reviews, but our recommendation for suitability of the previously stated plan/lots to accommodate the LLHD Subdivision Submission Requirements and Connecticut Public Health Code are as follows:

- Revised Lot 19 is recommended ***conditionally*** suitable, subject to the proposed well location being altered on individual lot site plans to satisfy the required 25' setback from the foundation drains shown around the perimeter of the new home. It is recommended that the well also be relocated resulting in the entire well arc being kept on the property it serves. It appears the revised lot lines affecting this lot configuration would allow both of those revisions to be achieved at the time of building permit application.
- Proposed Lot 23 & Revised Lot 21 are **not** recommended suitable in their current condition and the following issues are to be addressed:

“Additional Suitability Requirements”

1. Both the Primary and Reserve septic areas for Lot 23 are proposed where unsuitable soil conditions were encountered. Unsuitable soil conditions include areas with less than 18 inches of soil above maximum groundwater or less than 4 feet of soil above ledge rock.
2. Lot 21 as proposed shows the Primary leaching system area where unsuitable soil conditions were encountered around the perimeter of the system. In the case of existing single-family residential building lots created prior to January 1, 2007, an area with **potentially** suitable soil must be identified. Potentially suitable soil contains less than 4 feet of existing soil above ledge rock but at least 2 feet of which is naturally occurring soil. The applicant could use the plan (at the risk of the property owner, no guarantees are provided of suitability by LLHD) to make the unsuitable area serving existing Lot 21 suitable according to health code (minimum 4' to ledge). To use said plan as a guidance plan, the following must be conducted:

- a. A licensed surveyor is to stake out the proposed strip areas (10' beyond the edge and 25' downgradient of the primary septic area) with grades of the proposed fill to create 4' to ledge.
 - b. The owner may then request a site visit by LLHD to check the location and elevations of said stakes.
 - c. Once the stakes are verified, the owner may have a licensed septic installer remove the topsoil in the staked area, protect said area from erosion or contamination throughout the preparation and installation process, and request and inspection by LLHD to verify the extent of the septic strip.
 - d. The installer may then place approved C-33 sand, per plan (sieve from within 30 days of placement) that is compacted and to the elevations of the proposed guidance plan (to be verified by LLHD). LLHD shall then conduct a perc test in the compacted fill, according to health code, and request the surveyor to verify the final grade elevations of the filled areas, also verified by LLHD.
 - e. Once this process is complete and all steps approved by LLHD, the proposed septic areas may be approved as suitable by LLHD.
3. MLSS calculations are not noted. Based on non-typical ledge encountered in most test pits, MLSS applies to all proposed lots.
 4. Proposed underground electrical line or other underground utilities are not shown.
 5. A proposed water treatment wastewater discharge system is recommended to be shown on the plans for potential treatment of well water.
 6. A description of the proposed septic tanks (size and type) are not included.
 7. A description of the proposed leaching system for each lot is not provided and thus it cannot be determined whether Effective Leaching Area is satisfied for each proposed home.

The following are not currently required by CT Public Health Code and/or LLHD Plan Review Policies but are encouraged/recommended to protect the proposed structures, onsite septic system, water treatment discharge system and/or water supply/groundwater.

1. All proposed well arcs should be kept on the property they serve (to allow neighbors full use of their properties) and all well casings should be located at least 10' from driving surfaces and/or structures to prevent future damage and allow for future maintenance of the wells.
2. The designer should take into consideration the location of potential future water treatment discharge systems, rain gardens and footing/gutter drain discharge locations.

***Please note that soils testing indicated on this plan are representative of actual soil conditions and additional deep test pits and percolation tests may be required by the Ledge Light Health District if the building or system location is altered and/or the suitable septic area is limited. Applicant should be aware that this lot line revision approval IS NOT sufficient for individual lot approval. Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot approval and issue a septic/well permit.**

Please call me at 860-448-4884 with any questions regarding this matter.

Sincerely,



Danielle Holmes, REHS/RS

Sanitarian II

Cc: **Town of East Lyme Code Officials**
Attorney – Paul Geraghty

Geraghty & Bonnano, LLC

Attorneys at Law

PAUL M. GERAGHTY*
MICHAEL S. BONNANO
JOHANNA McCORMICK
MARK A. DUBOIS†
JONATHAN E. FRIEDLER††

*Also Admitted in New York
† Board Certified, Trial Advocate
†† Also Admitted in Massachusetts and North Dakota

November 10, 2020

Kirk Scott, Chairman
Town of East Lyme
Planning Commission
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Nottingham Hills Subdivision
Lot Line Revision to Lots 19 & 21
1 Lot Re-Subdivision of Lots 19 & 21

Dear Chairman Scott:

Enclosed herewith please find, as it relates to the above referenced application, a revised Declaration of Common Easement and Maintenance for the common driveway identified in the application's plans.

This Declaration of Common Easement and Maintenance is further identified in the plans on Page 1 Note 8 and the legal description identified in Exhibit A and is additionally located on Reference Map 3 which is also identified on Page 1 of the subject plans.

This document will be executed and recorded upon the sale of the lots to the home builder and would provide notice to all subsequent purchasers of the properties of the exact terms and conditions of the use and maintenance of the common driveway. For obvious reasons it cannot be recorded until a final approval of the application is received.

Sincerely,

Paul Geraghty, Esq.

Cc: Victor Benni, via email
Kristen T. Clarke, P.E., via email
Gary Goeschel, via email

DECLARATION OF COMMON EASEMENT AND MAINTENANCE

This Declaration executed this _____ day of _____, 2020 by **PAZZ & CONSTRUCTION LLC**, hereinafter referred to as "Declarant",

WHEREAS, THE Declarant is the owner of that certain piece or parcel of land shown as Lots 19, 21 & 23 on a map or plan entitled Nottingham Hills Subdivision, Lot Line Revisions of Existing Lots 19 & 21 & Conservation Design Development, 1 Lot Re-Subdivision of Portions of Lots 19 & 21 prepared by Gesick & Associates, P.C., 19 Cedar Island Ave., Clinton, Connecticut 06413 dated January 29, 2020 revised to 10/19/2020 which maps have been filed in the land records of the Town of East Lyme on or about this date.

WHEREAS, said lots are to be served by a common driveway as more particularly shown on said plans as "Driveway Easement Area" more particularly described on Exhibit A, and;

WHEREAS, said driveway is for the benefit of all of the above-referenced lots.

WHEREAS, any drainage facilities or structures required in the future by the Town of East Lyme in the easement area would be for the benefit of all of the above referenced lots.

NOW THEREFORE, the following shall be the rights, responsibilities and burdens of each of said lots with regard to said common driveway;

1. Each of said lots shall be burdened and benefitted by the common driveway and storm water drainage facilities and or structures as shown on the above-referenced plan or added hereafter as a requirement by the Town of East Lyme in conjunction with the issuance of building permit(s).
2. Said driveway shall be used by the respective lot owners for access to each of the individual lots and for the purposes of installation and maintenance of utilities serving such lots, and no individual lot may interfere with, block or otherwise impede the access to any other lot over said common driveway. Said drainage facilities shall be used by respective lot owners for drainage of impervious surfaces.
3. Each of said lots shall share equally the obligation to maintain said common driveway including, but not limited to snowplowing, repairing and/or replacement of pavement, and landscaping and maintaining the landscaped area adjacent to the paved portion of the driveway and within such drainage facilities or structures as may be required by the Town of East Lyme as is referenced in paragraph 1 herein.

4. Each lot owner shall have one vote in determining the nature and extent of a required maintenance, repair and/or replacement, and the vote, either in person or by consent, of the majority of lot owners shall be sufficient to bind all lot owners with regard to any common expenses needed for the repair, replacement and/or maintenance of said common driveway and or drainage facilities or structures.
5. The successful party of any litigation regarding the obligations hereunder shall be entitled to all costs including reasonable attorney's fees.

The rights, responsibilities and benefits and burdens shall inure to the benefit of all of the above-referenced lots, and shall bind the Declarant, its successors and assigns, and shall be deemed a real covenant which shall run with the land.

Signed this _____ of _____, 2020.

WITNESSED BY:

PAZZ & CONSTRUCTION LLC

By: _____

Jason Pazzaglia, its Manager
DULY AUTHORIZED

STATE OF CONNECTICUT)
) ss: Niantic
COUNTY OF NEW LONDON)

Personally appeared, Jason Pazzaglia, Manager of Pazz & Construction LLC, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of said limited liability company, before me.

Commissioner of the Superior Court

Notary Public
My Commission Expires:

EXHIBIT A

The Common Driveway and Utility Easement area subject to this Declaration of Common Easement and Maintenance is also identified on a Plan entitled "COMPILATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY Across The Property of Niantic Real Estate, LLC, Nottingham Hills Subdivision, Phase 3, Upper Kensington Drive East Lyme Connecticut, CL & P File Number E6247" prepared by J. Robert Pfanner & Associates P.C. Dated October 30, 2006 Revised thru November 21, 2006 Scale 1"=80' which is identified as Reference Map 3 on Page 1 of 5 of these Plans and further identified on page 3 of 5 of these Plans as "Common Driveway" and "C L & P Easement As Per Reference Map 3" which share the exact same area the legal description which is as follows;

ADD MEETS AND BOUNDS DESCRIPTION FROM MAP REFERENCE 3 RECORDED IN EAST LYME
LAND RECORDS DRAWER 6 # 441

ENGLISH HARBOUR ASSET MANAGEMENT, LLC
1712 Pioneer Avenue , Suite 1939
Cheyenne, Wyoming 82001
(307) 256-7229

November 11, 2020

Via email dholmes@llhd.org
Danielle Holmes
Ledge Light Health District
216 Broad Street
New London, CT 06320

Re: Nottingham Hills Subdivision – East Lyme
Lot Line Revisions to Lots 19 & 21
1 Lot Re-Subdivision

Dear Danielle:

Attached is an electronic copy of the revised plans for the above referenced projects based upon your email of last evening . An original stamped and signed set of these plans will be delivered to your New London office latter this afternoon.

The changes made to the current revisions when compared to that which I submitted on October 19, 2020 are as follows:

EXISTING LOT 21

- On page 3 and 4 of 5 we relocated the system area, and septic tank, to a location in front of the house Test Holes ("T.H.") 411 & 412, and 4 min perc test location which were all identified in the Nottingham Hills Subdivision Phase 3 plans and have been included at all times on the current applications plans. As noted on page 4 of 5 of the current plans T.H.'s 411 & 412 both were dug to a depth's of over thirteen feet (13') T.H. 411 was dug to 157". T.H. 412 was dug to 168".
- We relocated the proposed driveway closer to the southwestern property line.
- We relocated the proposed well location and well arc.
- We relocated the rear property line of this lot to add additional area to proposed lot 23.
- We added notes to page 4 of 5 to reflect each lot would have a 1500 gallon septic tank and use a Geomatrix product GST 6236 leaching system.

PROPOSED LOT 23

- We relocated the boundary of this lot to allow the use of the code compliant septic area approved for lot 21 in the Nottingham Hills Subdivision Phase 3 plans for the proposed lot 23 in the current application. This system area, both Primary & Reserve, was plotted exactly as was previously approved using test holes A & B and the perc test identified in both the aforementioned "phase 3 Plans" as well as the current applications plans page 4 of 5.

As you are aware, we have B-100A applications pending for revised lots 19 & 21 and a subdivision application which has been amended to reduce the new lots from two (2) to one (1).

As I believe we advised you in Attorney Geraghty's 10/21/2020 letter we are proposing to use Geomatrix product GST 6236 leaching systems and we provided the technical details of these systems with that correspondence. I can resend these to you if you wish. Please advise.

Please contact me should we need to discuss the pending applications referenced herein further.

Sincerely,



Kristen T. Clarke PE, Manager

Cc pgeraghty@geraghtybonnano.com

kirkscott@hotmail.com

ggoeschel@eltonhall.com

billm@eltonhall.com

vbenni@eltonhall.com

mnickerson@eltonhall.com

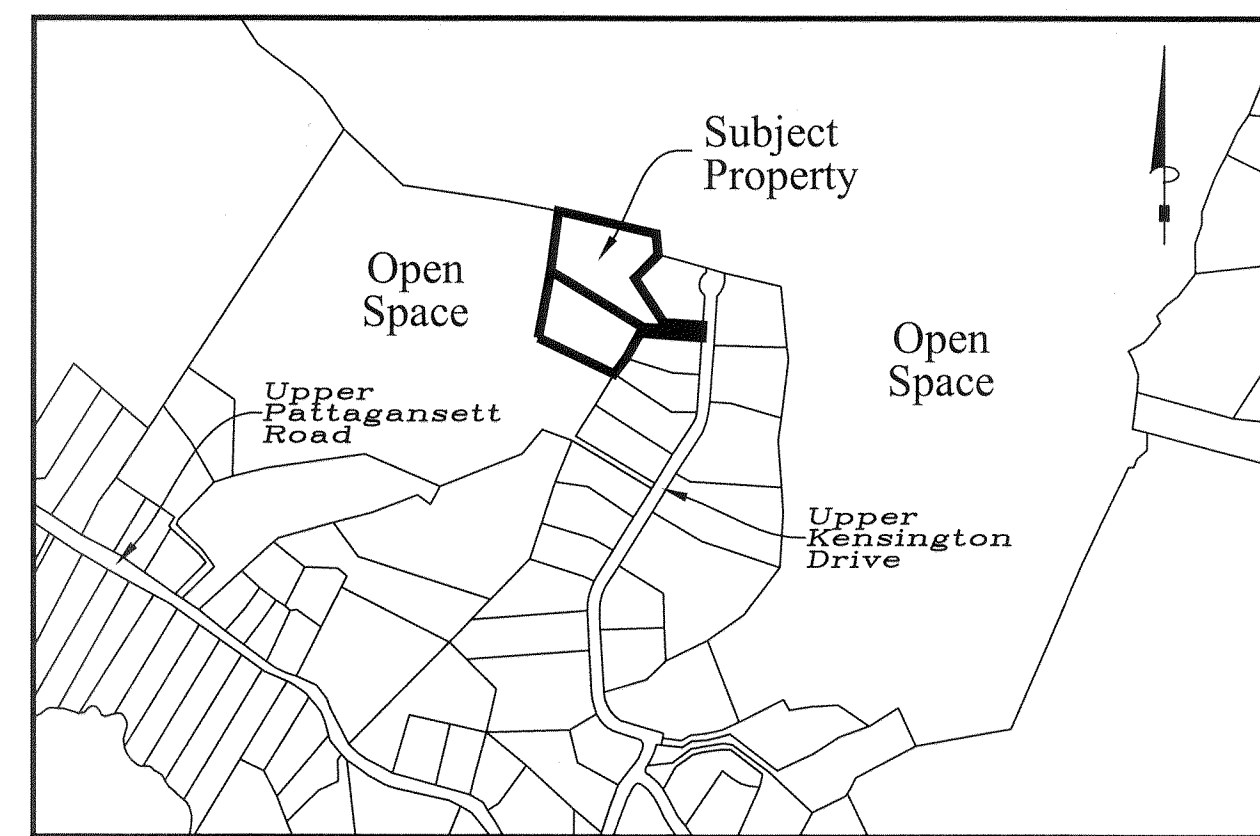
m.roycewilliams@gmail.com

smansfield@llhd.org

Nottingham Hills Subdivision Lot Line Revisions of Existing Lots 19 & 21 & Conservation Design Development 1 Lot Re-Subdivision of Portions of Lots 19 & 21

Reference Maps

1. "NOTTINGHAM HILLS SUBDIVISION PHASE 3 NIANTIC REAL ESTATE, LLC. EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED AUGUST 1, 2005 SCALE 1"=60'
2. "LOT LINE REVISION MAP LOT 20 UPPER KENSINGTON DRIVE & 230 UPPER PATTAGANSETT ROAD PREPARED FOR NEW ENGLAND NATIONAL LLC." PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED APRIL 28, 2006 SCALE 1"=80'
3. "COMPILATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF NIANTIC REAL ESTATE, LLC NOTTINGHAM HILLS SUBDIVISION, PHASE 3 UPPER KENSINGTON DRIVE EAST LYME, CONNECTICUT CL&P FILE NUMBER E6247" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED OCTOBER 30, 2006 REVISED THRU NOVEMBER 21, 2006 SCALE 1"=80'
4. "NOTTINGHAM HILLS SUBDIVISION PHASE 4 NEW ENGLAND NATIONAL LLC, EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED OCTOBER 20, 2010 REVISED THRU NOVEMBER 18, 2010 SCALE 1"=80'
5. "IMPROVEMENT LOCATION SURVEY ZONING LOT LINE REVISION MAP PREPARED FOR NEW ENGLAND NATIONAL LLC. LOCATION UPPER PATTAGANSETT ROAD, EAST LYME" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED MAY 5, 2014 SCALE 1"=80'
6. "LOT LINE REVISIONS NOTTINGHAM HILLS SUBDIVISION LOTS 19, 20, 21 & 32 PROPERTY OWNER: ENGLISH HARBOUR ASSET MANAGEMENT LLC C/O KRISTEN CLARKE P.E. 375 N. BEND DRIVE MANCHESTER, NH" PREPARED BY GESICK & ASSOCIATES P.C. DATED FEBRUARY 1, 2019 REVISED THRU NOVEMBER 8, 2019 SCALE 1"=100'
7. TOPOGRAPHIC SURVEY OF LOTS 19 & 21 NOTTINGHAM HILLS SUBDIVISION EAST LYME, CONNECTICUT PREPARED FOR PROPERTY OWNER: ENGLISH HARBOUR ASSET MANAGEMENT LLC C/O KRISTEN CLARKE P.E. 375 N. BEND DRIVE MANCHESTER, NEW HAMPSHIRE. PREPARED BY GESICK & ASSOCIATES P.C. DATED MARCH 28, 2019 SCALE 1"=30'



Location Map

Scale: 1"=800'

Zoning Compliance Chart

	ZONE = RU40 (CONSERVATION DESIGN DEVELOPMENT)			
	REQUIRED	REVISED LOT 19	PROPOSED LOT 23	REVISED LOT 21
MINIMUM LOT SIZE	NONE REQUIRED	66976.52 Sq. Ft.	46092.22 Sq. Ft.	52042.71 Sq. Ft.
MINIMUM FRONTAGE	NONE REQUIRED	25.00'	0.00'	25.00'
MINIMUM FRONT YARD	10'	114.6'	N/A	N/A
MINIMUM SIDE YARD (NORTH)	15'	22.5'	16.9'	41.2'
MINIMUM SIDE YARD (SOUTH)	15'	114.0'	16.2'	37.8'
MINIMUM REAR YARD	30'	125.9'	121.2'	62.2'
MAXIMUM BUILDING COVERAGE	25%	1680 Sq. Ft. (2.5%)	1680 Sq. Ft. (3.6%)	1680 Sq. Ft. (3.2%)
MAXIMUM BUILDING HEIGHT	30'	<30'	<30'	<30'
EXISTING LOT SIZE	N/A	84295.05 Sq. Ft.	N/A	80816.40 Sq. Ft.

Sheet Index
Sheet 1 - Title Sheet
Sheet 2 - Existing Conditions Survey
Sheet 3 - Subdivision Plan & Site Plan
Sheet 4 - Septic & Well Plan
Sheet 5 - Details

Notes

- 1) THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON OCTOBER 26, 2018.
A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #6.
C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
D. BEARINGS AS DEPICTED ARE BASED UPON REFERENCE MAP #1
E. ELEVATIONS BASED UPON REFERENCE MAP #1
F. CONTOUR INTERVAL = 2'
G. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY
- 2) BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- 3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
- 4) THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.
- 5) JASON PAZZAGLIA IS THE INDIVIDUAL RESPONSIBLE INSTALLATION, MONITORING AND CORRECTION OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES.
- 6) UTILITY EASEMENT DEPICTED ON SHEET 3 IS TAKEN FROM REFERENCE MAP #3 AND ALSO RECORDED IN THE EAST LYME LAND RECORDS DRAWER 6 #441 AND VOLUME 794 PAGE 510.
- 7) LOTS 19, 21 & 23 SHARE A COMMON DRIVEWAY & UTILITY EASEMENT IDENTIFIED IN THESE PLANS. IN ADDITION A MAINTENANCE AGREEMENT IS RECORDED IN VOLUME PAGE OF THE EAST LYME LAND RECORDS.

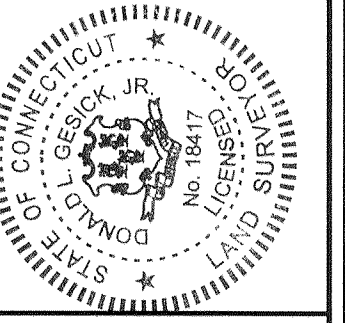
APPROVED BY THE EAST LYME PLANNING COMMISSION

Chairman / Secretary _____
Approval Date _____
Filing Dateline _____
Expiration Date _____

EROSION AND SEDIMENTATION CONTROL PLAN CERTIFIED BY VOTE OF THE EAST LYME PLANNING COMMISSION ON

Not Required Per Town of East Lyme
Subdivision Regulations 5.2.2G

Date _____ Chairman or Secretary
Planning Commission



Copies of this survey map shall not be considered to be substantially correct as indicated or implied hereon unless they run only to the party for whom the survey was made, the additional parties listed hereon, or subsequent parties, or subsequent owners not listed hereon.

To the best of my knowledge and belief, the information contained herein is true and correct as noted hereon.

Donald T. Gesick Jr., L.S.
Reg. No. 19417

GESICK & ASSOCIATES, P.C.
SURVEYORS & MAPPERS & PLANNERS
19 CEDAR ISLAND AVE.
CLINTON, CONNECTICUT 06413
OFFICE: 860-669-7799 FAX: 860-669-5833
www.gesicksurveyors.com

Nottingham Hills Subdivision
Lot Line Revisions of Existing Lots 19 & 21
&
Conservation Design Development
1 Lot Re-Subdivision of Portions
of Lots 19 & 21

Revisions
6/25/2020 - Misc Changes
7/30/2020 - Per Town Comments
8/27/2020 - Per Additional Comments
9/23/2020 - Per Additional Comments
10/19/2020 - Per Additional Comments
11/10/2020 - Per Ledge Light Health District Comments

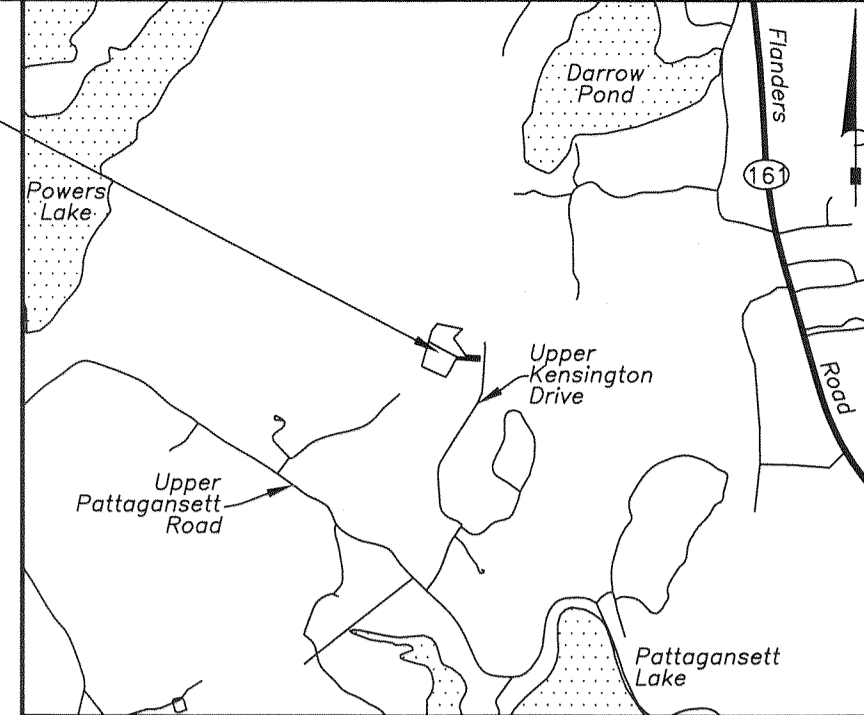
Date: January 29, 2020
Drawing: 20-018h
Drawn: P.H.

Lot 21 - Subject Parcel Information

OWNER: NIANTIC REAL ESTATE LLC
 PARCEL ADDRESS: 24 UPPER KENSINGTON DRIVE, EAST LYME, CONNECTICUT 06333
 MAILING ADDRESS: P.O. BOX 452, EAST LYME, CONNECTICUT 06333
 PARCEL ID: MAP 40.0 LOT 22
 DEED: VOLUME 849 PAGE 300
 LAND USE ZONE: R-40
 AREA: 80816.40 SQ. FT. ± OR 1.86 ACRES ±
 FLOOD ZONE: ZONE X PER FIRM MAP COMMUNITY PANEL #09011C03380
 DATED JULY 18, 2011

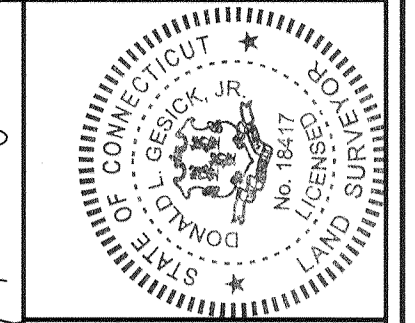
Lot 19 - Subject Parcel Information

OWNER: NIANTIC REAL ESTATE LLC
 PARCEL ADDRESS: 22 UPPER KENSINGTON DRIVE, EAST LYME, CONNECTICUT 06333
 MAILING ADDRESS: P.O. BOX 452, EAST LYME, CONNECTICUT 06333
 PARCEL ID: MAP 40.0 LOT 23
 DEED: VOLUME 849 PAGE 300
 LAND USE ZONE: R-40
 AREA: 84295.05 SQ. FT. ± OR 1.94 ACRES ±
 FLOOD ZONE: ZONE X PER FIRM MAP COMMUNITY PANEL #09011C03380
 DATED JULY 18, 2011



Location Map

Scale: 1"=2000'
 0 1000 2000 4000



Copies of this survey map not bearing the Land Surveyor's Embossed Seal and this map as substantially correct as noted herein.

Donald L. Gaudy Jr., L.S.
 Reg. No. 1847

Notes

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
 B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #1.
 C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
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 E. ELEVATIONS BASED UPON REFERENCE MAP #1
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- THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.
- BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 3/20/2019 FIELD SURVEY.
- WETLANDS BOUNDARY LIMITS TAKEN FROM REFERENCE MAP #1.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES, P.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
- TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE
- UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION

Reference Maps

- "NOTTINGHAM HILLS SUBDIVISION PHASE 3 NIANTIC REAL ESTATE, LLC, EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C., DATED AUGUST 1, 2005 SCALE 1"=60'
- "COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF NIANTIC REAL ESTATE, LLC NOTTINGHAM HILLS SUBDIVISION, PHASE 3, UPPER KENSINGTON DRIVE EAST LYME, CONNECTICUT CL&P FILE NUMBER E6247" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C., DATED OCTOBER 30, 2006 REVISED THRU NOVEMBER 21, 2006 SCALE 1"=80'

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	PROPERTY CORNER	○	WOOD POST	—○—	GAS LINE
○	IP / REBAR	○	DECIDUOUS TREE	▨	PLANTED AREA
⊕	MON / MERESTONE	○	CONIFEROUS TREE	▨	GRAVEL AREA
⊕	BENCH MARK	○	SHRUB	▨	EXISTING BUILDING
○	UTILITY POLE	○	STUMP	▨	EXPOSED LEDGE
○	UTILITY POLE W/ LIGHT	○	HEDGE	x,x'	SPOT ELEVATION
—	GUY WIRE	○	STONEWALL	N/F	NOW OR FORMERLY
○	WELL	○	TREELINE	ELEV / EL	ELEVATION
○	GAS VALVE	○	FENCE LINE	INV	INVERT
○	WATER VALVE	○	PROPERTY LINE	E.M.	ELECTRIC METER
○	FIRE HYDRANT	○	PROPERTY LINE OTHER	(TYP)	TYPICAL
○	CATCH BASIN	○	INDEX CONTOUR	R.C.P.	REINFORCED CONCRETE PIPE
○	MANHOLE	○	INTERMEDIATE CONTOUR	(FC)	FACE OF CURB
○	SIGNOLE	○	EASEMENT LINE	(TC)	TOP OF CURB
○	WETLANDS FLAG	○	WETLANDS	E.O.P.	EDGE OF PAVEMENT
○	YARD LIGHT	○	OVERHEAD WIRES	B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
○	LIGHT POLE	○	WATER LINE	W/	WITH
○	TEST PIT				

Scale: 1"=30'
 0 15 30 60

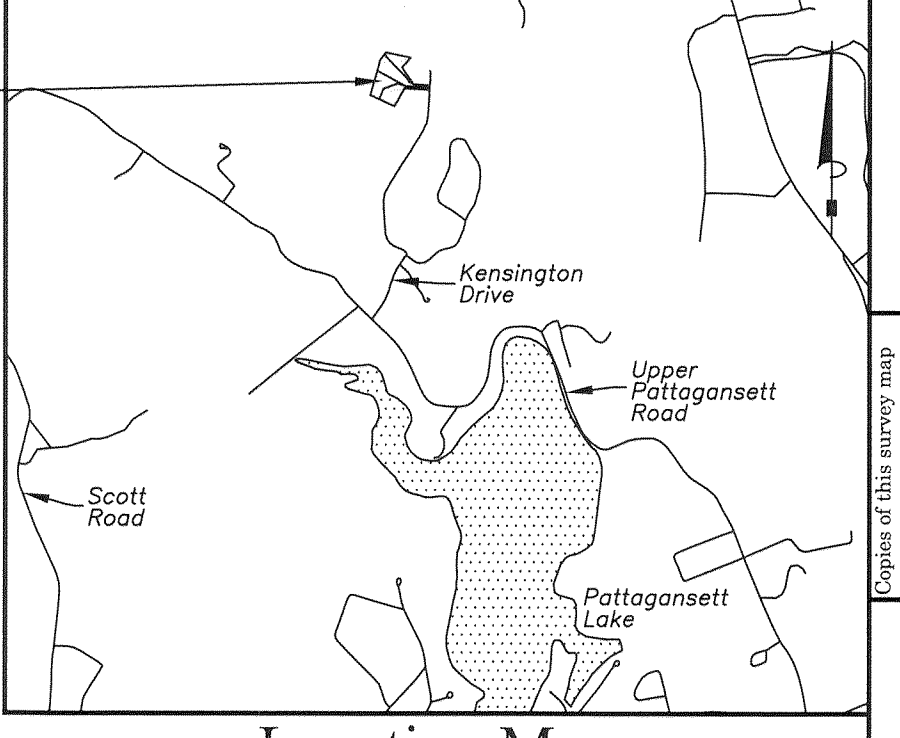
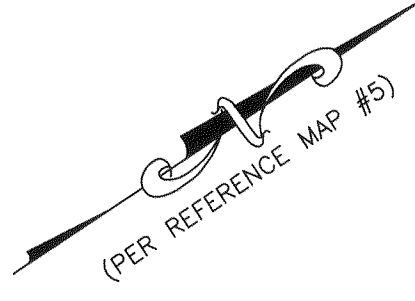
GESICK & ASSOCIATES, P.C.
 SURVEYORS & MAPPERS & PLANNERS
 19 CEDAR ISLAND AVE.
 CLINTON, CONNECTICUT 06413
 OFFICE: 860-669-7799 FAX: 860-669-5833
 www.gesicksurveyors.com

Topographic Survey
 of
 Lots 19 & 21
 Nottingham Hills Subdivision
 East Lyme, Connecticut
 Prepared for
 NIANTIC REAL ESTATE LLC
 c/o Kristen Clarke P.E.
 672 State Road Drive
 Manchester, New Hampshire

Revisions

Date	Description
6/25/2020	Misc Changes
7/30/2020	Per Town Comments
8/27/2020	Per Additional Comments
9/23/2020	Per Additional Comments
10/19/2020	Per Additional Comments
11/10/2020	Per Ledge Light Health District Comments

Date: March 26, 2019
 Drawing: 19-034a
 Drawn: P.H.
 Sheet **2 OF 5**

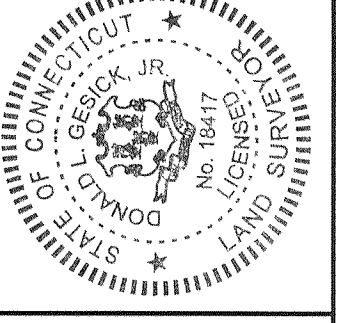


Location Map

Scale: 1"=2000'



Lots 19 & 20
Nottingham Hills Subdivision
East Lyme, Connecticut



Copies of this survey map shall not be considered to be valid copies, and no action shall be taken on the basis of this map, until the party for whom the survey was made has received the original survey map. The additional parties listed herein are not responsible to additional persons for the accuracy of the survey and are not to be listed hereon.

To the best of my knowledge and belief, I am a duly qualified and licensed surveyor in the State of Connecticut, and I am not a party to any other survey of the land shown hereon.

16 MOSTOWY ROAD N/F TOWN OF EAST LYME PARCEL ID 40.0-5 V880/999 MAILING ADDRESS P.O. BOX 519 NIANTIC, CT 06357-0519
16 MOSTOWY ROAD N/F TOWN OF EAST LYME PARCEL ID 40.0-5 V880/999 MAILING ADDRESS P.O. BOX 519 NIANTIC, CT 06357-0519
26 UPPER KENSINGTON DRIVE N/F THOMAS STEVEN J. & LINDA E. PARCEL ID 40.0-21 V906/396 MAILING ADDRESS 26 UPPER KENSINGTON DRIVE EAST LYME, CT 06333
18 UPPER KENSINGTON DRIVE N/F BUCKO, AARON C. & KIM M. PARCEL ID 40.0-25 V794/512 MAILING ADDRESS 18 UPPER KENSINGTON DRIVE EAST LYME, CT 06333
20 UPPER KENSINGTON DRIVE N/F WU, PING & CAITLIN PARCEL ID 40.0-24 V794/512 MAILING ADDRESS 20 UPPER KENSINGTON DRIVE EAST LYME, CT 06333

GESICK & ASSOCIATES, P.C.
SURVEYORS & MAPPERS & PLANNERS
19 CEDAR ISLAND AVE.
CLINTON, CONNECTICUT 06413
OFFICE: 860-669-7799 FAX: 860-669-5833
www.gesicksurveyors.com

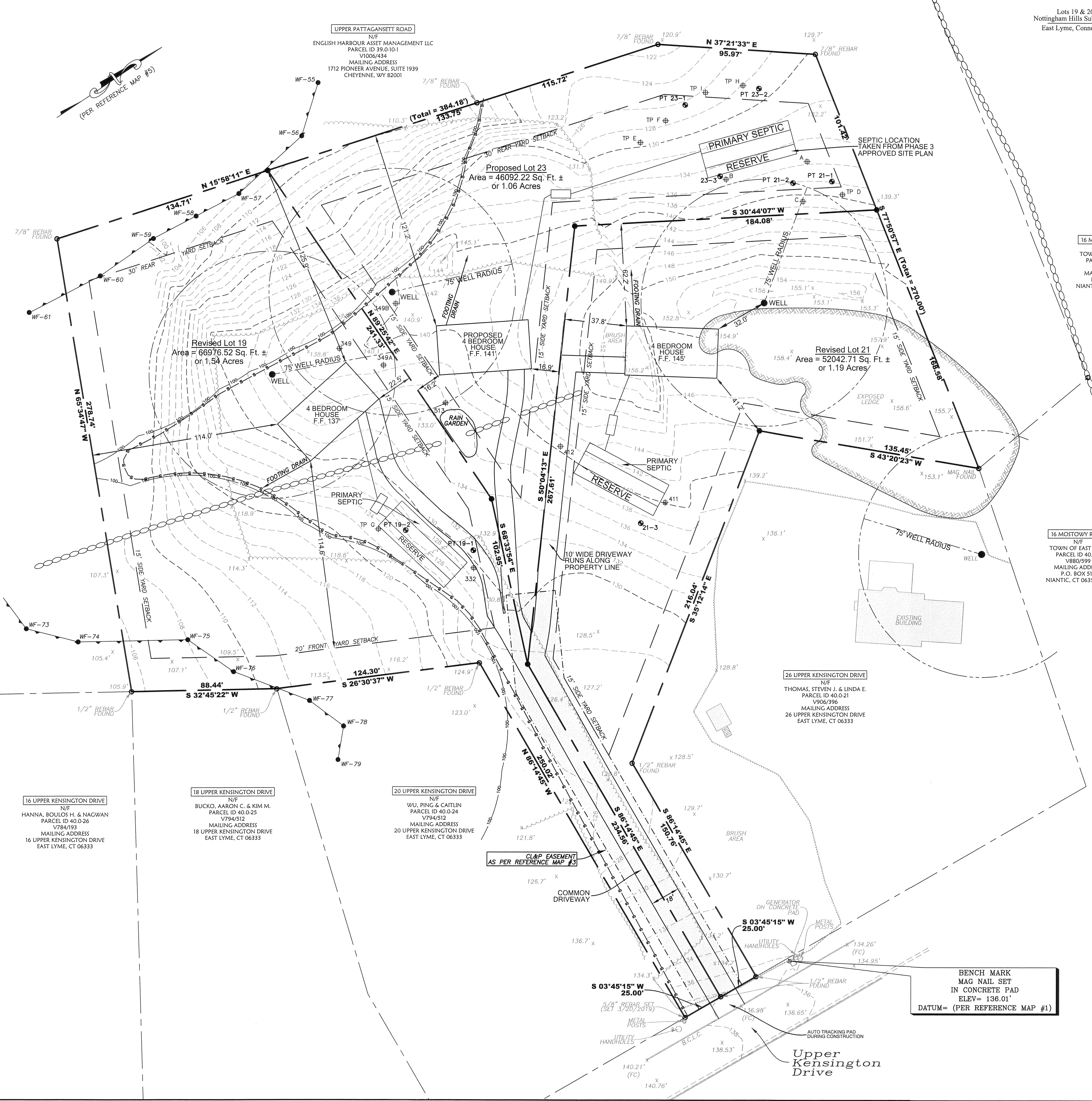
**Nottingham Hills Subdivision
Lot Line Revisions of Existing Lots 19 & 21
&
Conservation Design Development
1 Lot Re-Subdivision of Portions
of Lots 19 & 21**

Revisions
02/25/2020 - Misc Changes
7/30/2020 - Per Town Comments
8/27/2020 - Per Additional Comments
9/23/2020 - Per Additional Comments
10/19/2020 - Per Additional Comments
11/10/2020 - Per Ledge Light Health District Comments

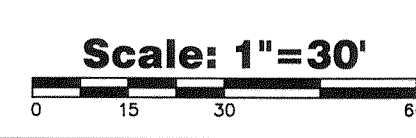
Date: January 29, 2020
Drawing: 20-018b
Drawn: P.H.
Sheet
3 OF 5

Legend

SYMBOL	DESCRIPTION
●	PROPERTY CORNER (TO BE SET)
○	IP / REBAR
⊕	DEEP TEST PIT
⊙	BENCH MARK
WF-20	WETLANDS FLAG
●	WELL
⊕	PERC TEST
⊕	GRAVEL AREA
▭	EXISTING BUILDING
▭	EXPOSED LEDGE
⊕	STONEWALL
---	PROPERTY LINE
---	PROPERTY LINE OTHER
---	SETBACK LINE
---	EASEMENT LINE
---	WETLANDS LINE
---	100' WETLANDS REVIEW LINE
---	SILT FENCE
---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	TREELINE
X.X'	SPOT ELEVATION
N/F	NOW OR FORMERLY
ELEV / EL	ELEVATION
(FC)	FACE OF CURB
B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
F.F.	FINISHED FLOOR
(TYP)	TYPICAL



For Notes & Reference Maps
See Sheet 1 of 5



BENCH MARK
MAG NAIL SET
IN CONCRETE PAD
ELEV = 136.01'
DATUM = (PER REFERENCE MAP #1)

Upper Kensington Drive

SOIL TESTING DATA NOTTINGHAM HILLS SUBDIVISION PHASE 3
 DATED AUGUST 1, 2005 REVISED THROUGH DECEMBER 2, 2005
 SHEET SD14 RECORDED IN THE EAST LYME LAND RECORDS DRAWER 8 - #291

TEST HOLE #349
 0 - 3" - HUMUS
 3 - 18" - BROWN LOAMY SAND
 18 - 69" - DARK ORANGE/BROWN FIRM, FINE SILTY SAND & STONE
 -NO LEDGE, NO WATER, MAX. WATER ?

TEST HOLE #349-A
 0 - 4" - TOPSOIL & HUMUS
 4 - 24" - ORANGE/BROWN LOAMY SAND
 24 - 40" - TAN FIRM, FINE SILTY SAND
 40 - 66" - TAN/BROWN FIRM/COMPACT FINE SILTY SAND & STONE
 -LEDGE ?, NO WATER, MAX. WATER ? 66+/-

TEST HOLE #349-B
 0 - 6" - TOPSOIL & HUMUS
 6 - 22/24" - ORANGE/BROWN LOAMY SAND
 22 - 97" - ORANGE/BROWN MED./FINE TO FINE SILTY SAND & STONE
 -LEDGE/FRACTURED LEDGE 20-70" (WEST END - CENTER), NO WATER, NO MAX. WATER

TEST HOLE #332
 0 - 14" - TOPSOIL & HUMUS
 14 - 33/36" - ORANGE/BROWN LOAMY SAND
 33 - 60" - TAN/BROWN FINE SILTY SAND
 60 - 98" - BLACK/BROWN MIX FINE SILTY SAND & STONE
 -MIX FRACTURED ROCK WITH SILTY SAND & STONE 90"+, NO WATER, NO MAX. WATER

TEST HOLE #411
 0 - 4/6" - HUMUS
 4 - 20/22" - BROWN LOAMY SAND
 20 - 157" - ALT. LAYERS ORANGE/TAN/BROWN MED./FINE TO FINE SILTY SAND, SOME STONE
 -NO LEDGE, NO WATER, MAX. WATER 131+/-

TEST HOLE #412
 0 - 4/6" - TOPSOIL & HUMUS
 4 - 26" - RED / BROWN LOAMY SAND
 26 - 168" - ALT. LAYERS OF BLACK/TAN/ORANGE BROWN MED./FINE TO FINE SILTY SAND, SOME STONE
 -NO LEDGE, NO WATER, NO MAX. WATER

TEST HOLE #513
 0 - 8/10" - TOPSOIL & HUMUS
 8 - 26" - ORANGE/BROWN LOAMY SAND
 26 - 42" - TAN FINE TO VERY FINE SILTY SAND
 42 - 60" - TAN/BROWN MED./FINE TO FINE SILTY SAND & STONE
 60 - 64/87" - GRAY/TAN FIRM, FINE SILTY SAND & STONE
 -LEDGE/FRACTURED LEDGE VARIES (SEE PROFILES), NO WATER, NO MAX. WATER

TEST HOLE #500
 0 - 8/10" - TOPSOIL & HUMUS
 8 - 32/44" - BROWN FINE LOAMY SAND/SANDY LOAM
 32 - 67/91" - ORANGE/TAN MEDIUM/FINE TO FINE SILTY SAND & STONE
 (78/91"/67" N-S)
 67 - 95/122" - DARK ORANGE/BROWN MED./FINE TO FINE SILTY SAND & STONE (BOTTOM 101"/122"/95" - N-S), HEAVILY CEMENTED DUE TO IRON POPT. TOP 1 FT. OF LAYER
 LEDGE 101-122-95" N-S, DECOMPOSED STONE MIX NORTH END AT 76", NO WATER, MAX. WATER 76"/91"/67" N-S

TEST HOLE #501
 0 - 8/10" - TOPSOIL & HUMUS
 8 - 32" - BROWN SANDY LOAM
 32 - 84/87" - GRAY/TAN MED./FINE TO FINE SILTY SAND & STONE
 84 - 86/96" - DARK BROWN FINE SILTY SAND & STONE - LEDGE ?
 86-96", NO WATER, MAX. WATER 84/87"

TEST HOLE #502
 0 - 32" - TOPSOIL, HUMUS AND ORANGE/BROWN LOAMY SAND/SANDY LOAM
 32 - 86" - TAN TO GRAY/TAN MED./FINE TO FINE SILTY SAND & STONE
 86 - 110" - DARK BROWN FINE SILTY SAND & STONE
 -NO LEDGE ?, NO WATER, MAX. WATER 86+/-

UNNUMBERED TEST HOLE A
 (ADAMO SIDE OF HILL - NORTHERLY HOLE)
 0-4" - HUMUS
 4-26" - RED/BROWN LOAMY SAND
 26-75" - TAN TO GRAY/BROWN TAN FINE SILTY SAND & STONE
 75-111" - MIX DECOMPOSED STONE WITH DARK GRAY/BROWN FINE SILTY SAND & STONE
 -DECOMPOSED STONE MIX 75", NO LEDGE, NO WATER, MAX. WATER 56+/-

UNNUMBERED TEST HOLE B
 (ADAMO SIDE OF HILL - SOUTHERLY HOLE)
 0-87" - GRAY/BROWN TO ORANGE/TAN MEDIUM/FINE TO FINE SILTY SAND
 87-98" - LEDGE
 -LEDGE 87", NO WATER, MAX. WATER 76+/- (FORMER GRAVEL PIT)

UNNUMBERED TEST HOLE C
 (LOCATED 6/4/2020)

Legend

- | SYMBOL | DESCRIPTION |
|-----------|------------------------------|
| ● | PROPERTY CORNER (TO BE SET) |
| ○ | IP / REBAR |
| ⊕ | DEEP TEST PIT |
| ⊕ | BENCH MARK |
| ⊕20 | WETLANDS FLAG |
| ● | WELL |
| ● | PERC TEST |
| ■ | GRAVEL AREA |
| ■ | EXISTING BUILDING |
| ■ | EXPOSED LEDGE |
| — | STONEWALL |
| --- | PROPERTY LINE |
| --- | PROPERTY LINE OTHER |
| --- | SETBACK LINE |
| --- | EASEMENT LINE |
| --- | WETLANDS LINE |
| --- | 100' WETLANDS REVIEW LINE |
| — | SILT FENCE |
| --- | INDEX CONTOUR |
| --- | INTERMEDIATE CONTOUR |
| --- | TREELINE |
| x x' | SPOT ELEVATION |
| N/F | NOW OR FORMERLY |
| ELEV / EL | ELEVATION |
| (FC) | FACE OF CURB |
| B.C.L.C. | BITUMINOUS CONCRETE LIP CURB |
| F.F. | FINISHED FLOOR |
| (TYP) | TYPICAL |

16 UPPER KENSINGTON DRIVE
 N/F
 HANNA, BOULOS H. & NAGWAN
 PARCEL ID 40.0.26
 1784/193
 MAILING ADDRESS
 16 UPPER KENSINGTON DRIVE
 EAST LYME, CT 06333

18 UPPER KENSINGTON DRIVE
 N/F
 BUCKO, AARON C. & KIM M.
 PARCEL ID 40.0.25
 1794/512
 MAILING ADDRESS
 18 UPPER KENSINGTON DRIVE
 EAST LYME, CT 06333

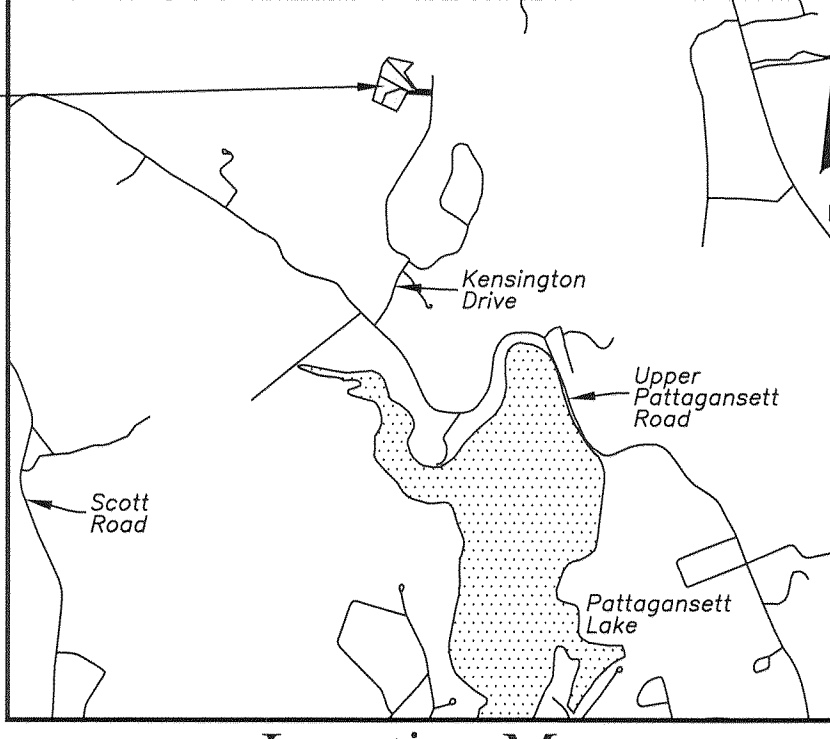
20 UPPER KENSINGTON DRIVE
 N/F
 WU, PING & CAITLIN
 PARCEL ID 40.0.24
 1794/512
 MAILING ADDRESS
 20 UPPER KENSINGTON DRIVE
 EAST LYME, CT 06333

CLIP EASEMENT
 AS PER REFERENCE MAP #3

26 UPPER KENSINGTON DRIVE
 N/F
 THOMAS, STEVEN J. & LINDA E.
 PARCEL ID 40.0.21
 1906/396
 MAILING ADDRESS
 26 UPPER KENSINGTON DRIVE
 EAST LYME, CT 06333

UPPER PATTAGANSETT ROAD
 N/F
 ENGLISH HARBOUR ASSET MANAGEMENT LLC
 PARCEL ID 39.0.10-1
 V1006/434
 MAILING ADDRESS
 1712 PIONEER AVENUE, SUITE 1939
 CHEYENNE, WY 82001

Lots 19 & 20
 Nottingham Hills Subdivision
 East Lyme, Connecticut



Location Map

Scale: 1"=2000'

16 MOSTOWY ROAD
 N/F
 TOWN OF EAST LYME
 PARCEL ID 40.0.5
 V880/599
 MAILING ADDRESS
 P.O. BOX 519
 NIANCTIC, CT 06357-0519

16 MOSTOWY ROAD
 N/F
 TOWN OF EAST LYME
 PARCEL ID 40.0.5
 V880/599
 MAILING ADDRESS
 P.O. BOX 519
 NIANCTIC, CT 06357-0519

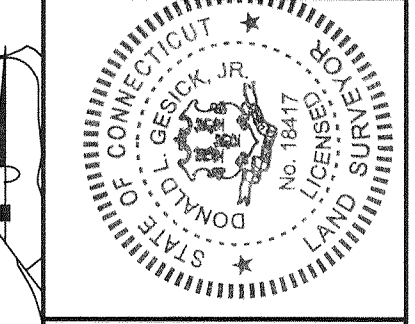
For Notes & Reference Maps
 See Sheet 1 of 5

PERC TESTS FROM PHASE 3 APPROVED PLANS

LOT #	PERC RATE	SLOPE	MAX. GW	FF	PF	MLSS
23-4	5.0	> 60	NO MLSS REQUIRED			
23-3	4.0	> 60	NO MLSS REQUIRED			
21-3	4.0	> 60	NO MLSS REQUIRED			

ALL SEPTIC TANKS SHOWN ARE 1500 GALLON TANKS.
 ALL LEACHING FIELDS SHOWN ARE GEOMATRIX GST LEACHING SYSTEMS
 PRODUCT NAME GST 6236.

Scale: 1"=30'



To the best of my knowledge
 and belief, I certify that the
 facts stated herein are true and
 correct, and that I am a duly
 licensed professional engineer
 in the State of Connecticut.
 Donald L. Gesick, Jr., L.S.
 Reg. No. 18417

GESICK & ASSOCIATES, P.C.
 SURVEYORS & MAPPERS & PLANNERS
 19 CEDAR ISLAND AVE.
 CLINTON, CONNECTICUT 06413
 OFFICE: 860-669-7799 FAX: 860-669-5833
 www.gesicksurveyors.com

Nottingham Hills Subdivision
 Lot Line Revisions of Existing Lots 19 & 21
 Conservation Design Development
 1 Lot Re-Subdivision of Portions
 of Lots 19 & 21

(Septic & Well Plan)

Revisions
6/25/2020 - Misc Changes
7/30/2020 - Per Town Comments
8/27/2020 - Per Additional Comments
9/23/2020 - Per Additional Comments
10/19/2020 - Per Additional Comments
11/10/2020 - Per Ledge Light Health District Comments

Date: January 29, 2020
 Drawing: 20-018h
 Drawn: P.H.
 Sheet 4 OF 5

Ledge Light Health District - Donnelle Holmes
 Location: Upper Kensington, EL Date: 8/18/2020
 Project / Class: Lots 19 & 21 for sub
 Create 1 new lobby lot, Jeff Tomance

TPB depth 74" / L 6"
 0-8 leaf litter & TS
 8-24 DB FSC friable
 24-56 YB fine silty sand, loose
 56-71 YB med coarse sand, trace gravel, friable
 roots to 51"
 No GW
 No redox
 No refusal

TPB depth 77" / L 6"
 machine was able to dig through
 #102 suitable

TPB depth 14" / L 14"
 # Not suitable

TPB depth 85" / L 31" (partially decomposed)
 0-10 leaf litter & TS
 10-19 DB med coarse sand
 19-31 light YB med sand, trace
 No GW
 No redox
 roots to 21" mixed sand, mottled red & non typical ledge

TPD depth 72" / L 6 5/8"
 0-12 leaf litter & TS
 12-23 DB fine-med sandy loam
 23-53 YB fine glacial fill
 53-72 non typical / decomposed ledge (brown rock)
 No GW
 No redox
 roots to 27"

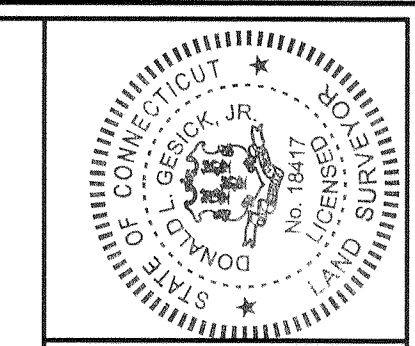
TPH depth 70"
 0-12 leaf litter & TS
 12-36 compact gray brown glacial fill - very compact
 36-70 YB med sand, friable
 roots to 30"
 No GW
 redox - could not ID

TPB depth 79" / L 6 1/2"
 0-12 leaf litter & TS
 12-51 compact YB med coarse sand & gravel, very compact
 51-79 YB med coarse sand
 No GW
 mottling @ 71"
 roots to 30"

**PERCOLATION TESTS BY KRISTEN CLARKE, P.E.
 MANAGER, ENGLISH HARBOUR ASSET MANAGEMENT, LLC**

Perc Test	Pre Soak	Time Drop	Drop	Perc Rate
18.2	2:15	30 m	8"	4 min/inch
4:12	5"			
4:17	7"			
4:22	9"			
4:27	11"			
4:32	12"			
4:37	13"			
19.1	2:20	30 m	5"	6 min/inch
4:16	2"			
4:21	3"			
4:26	4.25"			
4:31	5"			
4:36	5"			
4:41	6"			
21.2	2:45	30 m	9"	3.5 min/inch
4:55	2.5"			
5:00	7"			
5:05	8"			
5:10	9.25"			
5:15	10"			
5:20	11"			
21.3	2:55	30 m	5.5"	6 min/inch
4:53	4"			
4:58	7.5"			
5:03	8"			
5:08	8.75"			
5:13	9.25"			
5:18	9.50"			
23.2	3:00	30 m	7.5"	11 min/inch
5:32	3.5"			
5:37	4.25"			
5:42	4.5"			
5:47	5"			
5:52	6.00"			
5:57	6.25"			

- GENERAL CONSTRUCTION SEQUENCE - COMMON DRIVEWAY & RAIN GARDEN**
- SECURE ALL NECESSARY PERMITS. NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AT LEAST 72 HOURS PRIOR TO EXCAVATION. SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH TOWN STAFF.
 - CLEARING LIMITS WILL BE FLAGGED BY ENGINEER PRIOR TO WORK BEING DONE. LIMIT OF WORK ADJACENT TO WETLANDS WILL NOT BE EXCEEDED.
 - REMOVE TREES, BRANCHES AND BRUSH WITHIN AREAS TO BE CLEARED. CHIP BRANCHES AND BRUSH FOR USE AS MULCH.
 - INSTALL CONSTRUCTION EXIT (ANTI-TRACKING PAD) AND INSTALL SEDIMENT BARRIERS ALONG THE LIMITS OF GRADING AND AT THE LIMITS OF CLEARING FOR TREE PROTECTION.
 - CHECK AND REPAIR E&S CONTROLS AS NECESSARY.
 - GRUB STUMPS AND REMOVE BRUSH
 - STRIP AND STOCKPILE TOPSOIL ONLY IN AREAS TO BE FILLED OR GRADED AND STOCKPILE ON SITE IN AN AREA NOT IN WAY OF CONSTRUCTION, SEED AND MULCH STOCKPILE OR COVER WITH NETTING. PLACE AND STAKE HAY BALES AROUND STOCKPILES.
 - ROUGH GRADE COMMON DRIVEWAY.
 - CONSTRUCT RAIN GARDEN. PLANTINGS RECOMMENDED IN THE MONTHS OF MAY OR SEPTEMBER.
 - PLACE GRAVE AND PAVEMENT IN COMMON DRIVEWAY.
 - RE-SPREAD TOPSOIL ON SHOULDERS AND DISTURBED AREAS.
 - GRADE, LIME, FERTILIZE AND SEED REMAINING LAWN AREAS WITH FORMAL GRASS SEED MIXTURE BY JUNE 1 OR OCTOBER 1 DEPENDING ON ACTUAL CONSTRUCTION SCHEDULE.
 - REMOVE EROSION CONTROL DEVICES UPON AUTHORIZATION OF TOWN OFFICIALS.



I, the undersigned, being a duly Licensed Professional Engineer in the State of Connecticut, do hereby certify that I am the author of the above described plan, specification, report or other document, and that I am a duly Licensed Professional Engineer in the State of Connecticut, License No. 18417.

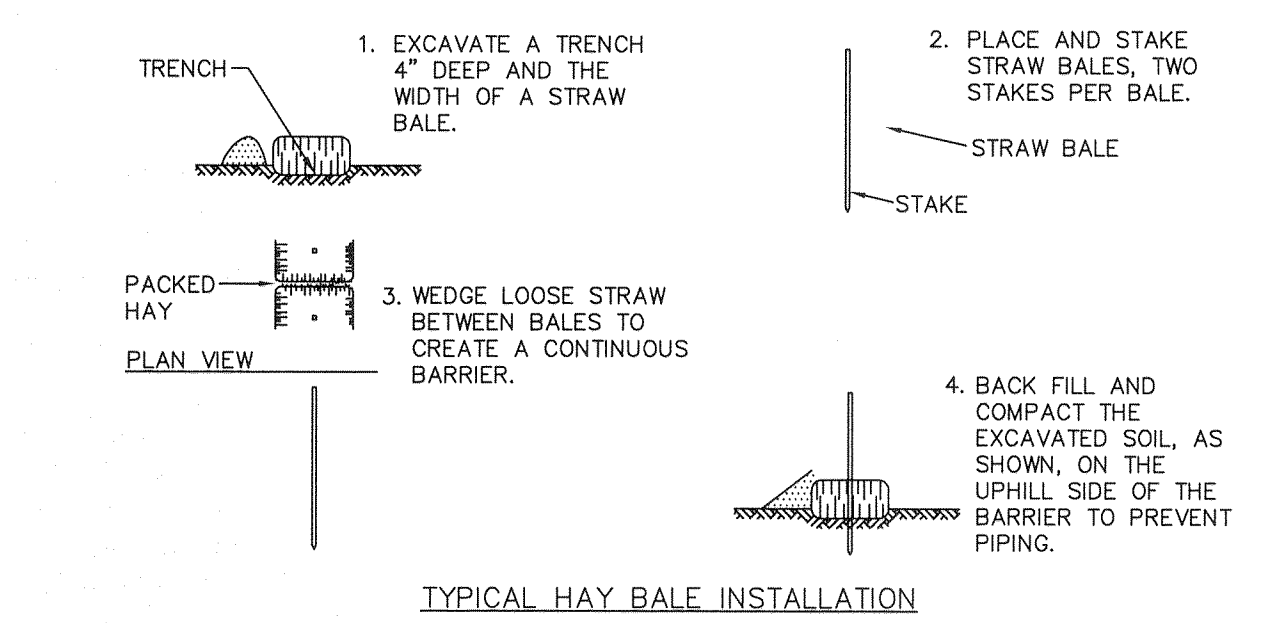
EROSION & SEDIMENT CONTROL NARRATIVE

- DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
- THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE LAND OWNER, DEVELOPER, AND THE EXCAVATION CONTRACTOR. TOWN OFFICIALS SHALL BE NOTIFIED IN WRITING OF THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THIS WORK.
- THE CONTRACTOR SHALL USE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED, AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CT.06106.
- THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
- THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME.
- THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO INSURE PROPER OPERATION.
- THE CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY AND AFTER EACH STORM.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONTROLLED BY THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS DIRECTED.
- FIELD CHANGES TO THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE ONLY WITH THE APPROVAL OF THE ENVIRONMENTAL TOWN PLANNER OR AGENT. I.E. LOCATION OF SILT FENCE, STOCKPILE, DE-WATERING AREA etc.
- ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL WITHIN LAWN AND LANDSCAPE AREAS.
- ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT OR WOOD MULCH SHALL BE PLANTED WITH GRASS ON 4 IN. TOPSOIL OR 8" SAND.
- MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 70 LBS./1000 SF. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE APPROXIMATELY 2-3 IN. TO ANCHOR.
- SEEDING: BETWEEN APRIL 1 TO JUNE 1, AND AUGUST 15 TO SEPTEMBER 1, ALL DISTURBED AREAS SHALL BE IMMEDIATELY GRADED AND SEEDED TO PROMOTE STABILIZATION OF SLOPES. SEEDING SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECTS SEEDING AND SLOPE STABILIZATION DIRECTIVES.
- A FABRIC FILTER SOCK SHALL BE USED FOR ANY DEWATERING.
- STRAW EROSION BLANKETS WILL BE USED ON ALL DISTURBED SLOPES OF 25% OR GREATER IN ADDITION TO STANDARD EROSION CONTROL MEASURES.

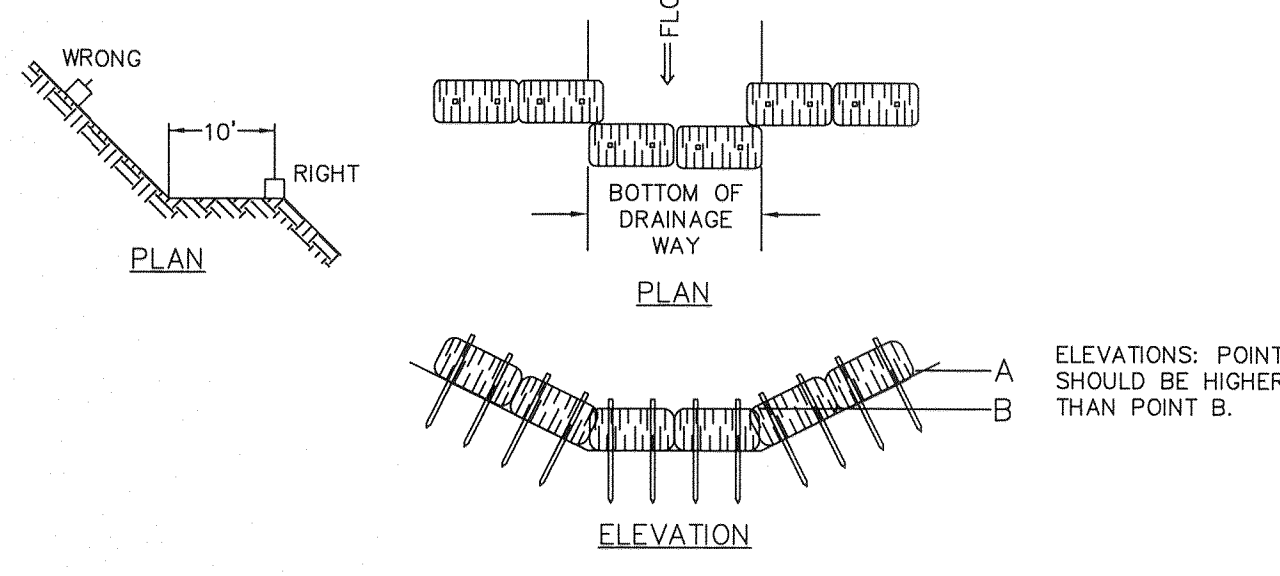
SOIL AND EROSION CONTROL

- HAY BALES / SILT FENCE ARE TO BE INSTALLED PRIOR TO CONSTRUCTION.
- ONLY REMOVE TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
- PERMANENT SEEDING SHOULD BE DONE AS SOON AS POSSIBLE AFTER CONSTRUCTION FINISHES. LIME AND FERTILIZER. RECOMMENDED SEEDING DATES ARE APRIL 15 TO JUNE & AUG. 15 TO OCT. 1.
- HAY BALES AND SILT FENCE TO REMAIN WHERE PLACED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- NO ERODED SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE OR WASH INTO THE DRAINAGE SYSTEM.
- IF SEEDING CANNOT MEET RECOMMENDED DATES, TEMPORARY MULCH IS TO BE APPLIED IN ACCORDANCE WITH THE TABLE BELOW.

MULCHES	RATES PER 1000 FT	NOTES
STRAW OR HAY 1/2 - 2 TONS PER ACRE	70-90bs.	FREE FROM WEEDS & COURSE MATTER. MUST BE ANCHORED SPREAD WITH MULCH BLOWER OR BY HAND



- ALL ROAD SECTION EMBANKMENTS, EITHER CUT OR FILL, SHOULD BE STABILIZED AT THE TOE OF THE SLOPE BY STAKED HAY BALES OR SILT FENCE.
- SWALES AND DIVERSION STRUCTURES SHOULD HAVE HAY BALES PLACED ACROSS THEM EVERY 100' IN ACCORDANCE WITH THE DETAIL BELOW.

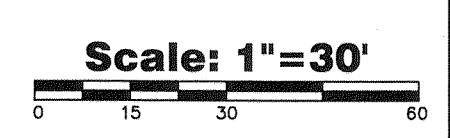


(Details)

GESICK & ASSOCIATES, P.C.
 SURVEYORS & MAPPERS & PLANNERS
 19 CEDAR ISLAND AVE.
 CLINTON, CONNECTICUT 06413
 OFFICE: 860-669-7799 FAX: 860-669-5833
 www.gesicksurveyors.com

**Nottingham Hills Subdivision
 Lot Line Revisions of Existing Lots 19 & 21
 Conservation Design Development
 1 Lot Re-Subdivision of Portions
 of Lots 19 & 21**

Revisions
6/25/2020 - Misc Changes
7/30/2020 - Per Town Comments
8/27/2020 - Per Additional Comments
9/29/2020 - Per Additional Comments
10/19/2020 - Per Additional Comments
11/10/2020 - Per Ledge Light Health District Comments
Date: January 29, 2020
Drawing: 20-018h
Drawn: P.H.
Sheet: 5 OF 5



Geraghty & Bonnano, LLC

Attorneys at Law

PAUL M. GERAGHTY*
MICHAEL S. BONNANO
JOHANNA McCORMICK
MARK A. DUBOIS†
JONATHAN E. FRIEDLER††

*Also Admitted in New York
† Board Certified, Trial Advocate
†† Also Admitted in Massachusetts and North Dakota

November 10, 2020

Via email ggoeschel@eltownhall.com

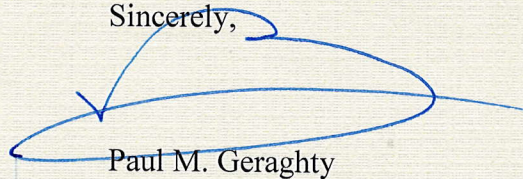
Gary Goeschel
Director of Planning
Town of East Lyme
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Lots 19 & 21 Upper Pattagansett Drive English Harbour

Dear Gary:

This letter is to follow up on my correspondence of today regarding the hearing for the above captioned re-subdivision. The applicant agrees to and the next regularly scheduled meeting.

Sincerely,



Paul M. Geraghty

cc: English Harbour Asset Management, LLC